

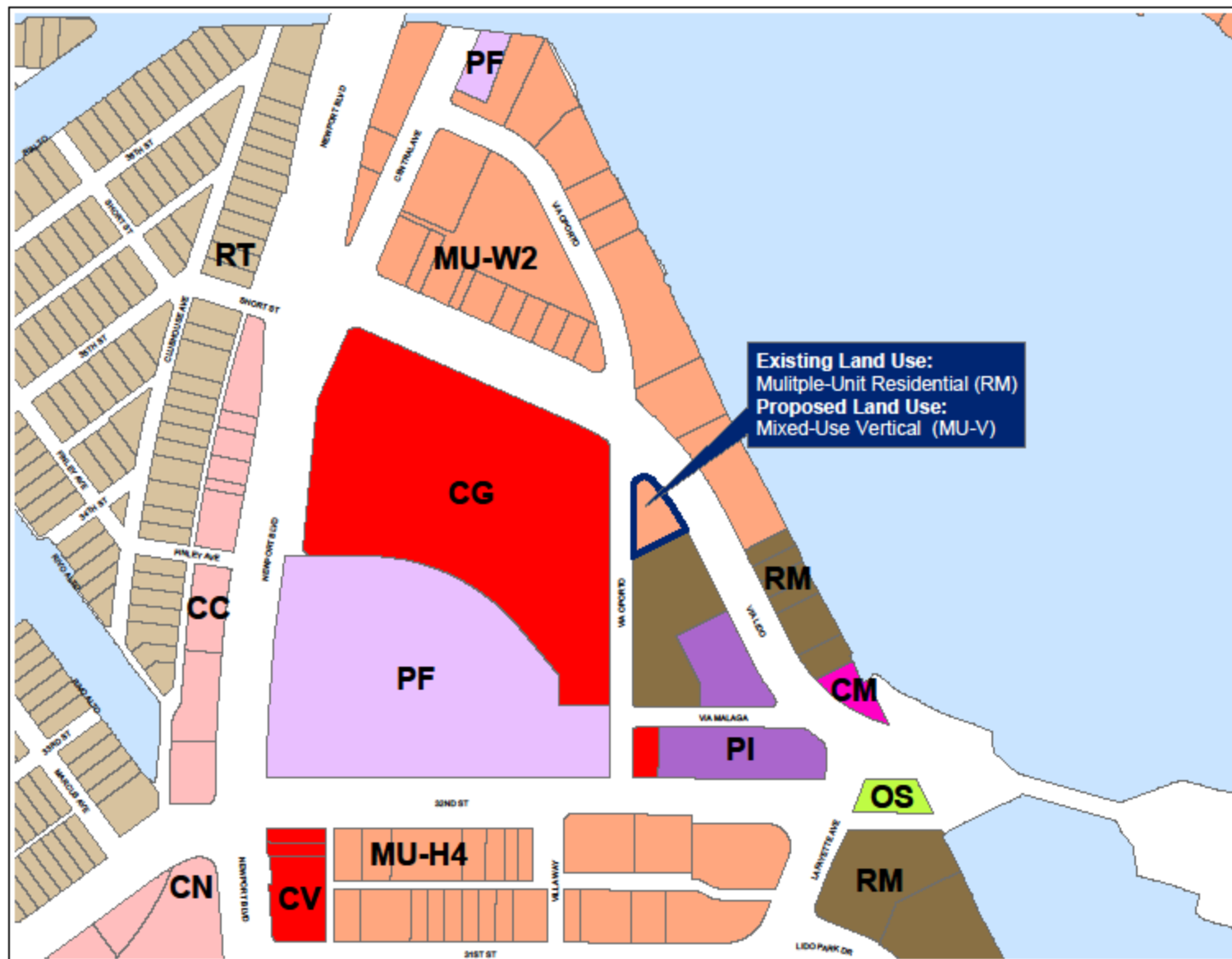
Item: 3 VIA LIDO AMENDMENTS

3363, 3369 & 3377 Via Lido and 3378 Via Oporto
(PA2011-024)

Planning Commission
Public Hearing
May 5, 2011



Proposed Land Use Designations



North Elevation from Via Lido & Via Oporto Intersection



East Elevation from Via Lido



West Elevation from Via Oporto



- Located within RM Zoning District and is consistent with GP and Coastal Land Use designations
- The subject property was originally developed with commercial uses in 1970
- Currently improved with two, single-story commercial buildings
- Occupied by a beauty salon, a day spa, a real estate office and a consulting office
- The existing uses are nonconforming and subject to abatement

Existing RM (20 DU/AC) Designation:

Subject Property of 8,106 square feet in size:

- 3 residential dwelling units
- 7 parking spaces

Proposed MU-V designation:

Mixed Use (1.5 FAR)				Parking	
		Min	Max	Min	Max
	Non-Res	2,837 sf (.35 FAR)	4,053 sf (.50 FAR)	12 (1/250)	17 (1/250)
	Res	3 (20/DU/AC)	4 (1.00 FAR)	7(6+1 guest)	10 (8+2 guest)
Total		2,837 sf. + 3 DU	4,053 sf. + 4 DU	19	27

Commercial Only (.75 FAR)			Parking
Total		6,080 sf. (.75 FAR)	25 (1/250)